

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

OCT 23 2003

HARFORD COUNTY COUNCIL

Case No. 5382
Date Filed 10-15-03
Hearing Date _____
Receipt _____
Fee \$700⁰⁰

Shaded Areas for Office Use Only

Type of Application	CASE 5382	MAP 56	TYPE	Variance
<input type="checkbox"/> Administrative Decision/Interpretation	ELECTION DISTRICT 1 LOCATION 300 Bright Oaks Drive, Bel Air, Md. 21015			
<input type="checkbox"/> Special Exception	BY Michael Segreti			
<input type="checkbox"/> Use Variance	Appealed because a variance pursuant to Ordinance 6, Section 10.05 of Harford County for an			
<input type="checkbox"/> Change/Extension of Non-Conforming Use	existing dwelling and sunroom within the 35 foot rear yard setback (existing 24 foot for dwelling and 26			
<input type="checkbox"/> Minor Area Variance	foot for sunroom) and a variance to Section 267-23C(1)(a)(6) for a deck within the 26 foot rear yard			
<input type="checkbox"/> Area Variance	setback (10 foot proposed). A variance pursuant to Section 267-26C(5)(b) and Section 267-26C(6) of the			
<input type="checkbox"/> Variance from Requirements of the Code	Harford County Code for an accessory structure to be less than 3 feet from the property line and within			
<input type="checkbox"/> Zoning Map/Drafting Correction	recorded easement in a R3/CDP District requires approval by the Board.			

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name MICHAEL SEGRET Phone Number 410 569 9629
Address 300 BRIGHT OAKS DR BEL AIR MD 21015
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Hearing: 12/10/03

Land Description

Address and Location of Property 300 Bright Oaks Drive
Bel Air, MD 21015

Subdivision BRIGHT OAKS Lot Number 27

Acreage/Lot Size 99/96x89 Election District 01 Zoning 2.3

Tax Map No. 0056 Grid No. 0001E Parcel 0510 Water/Sewer: Private X Public

List ALL structures on property and current use: S.F.D SHED SUNROOM DECK

Estimated time required to present case: 30 - 45 mins

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes No X

If so, what is the Critical Area Land Use designations:

Is this request the result of a zoning enforcement investigation? Yes No X

Is this request within one (1) mile of any incorporated town limits? Yes No X

Request

VARIANCE FOR EXISTING DISCREPANCY SUNROOM 10' REAR YARD
SET BACK (REQ 35') SHED IN DRAWING DISCREPANCY 9' SETBACK AND
PROPOSED DECK

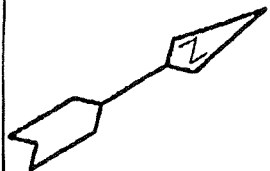
Justification

ORIGINAL HOUSE DOES NOT MEET SET BACK ALSO HAVE (2) FRONT
YARDS BECAUSE I AM ON THE CORNER. BACKYARD IS ON A SLOP AND I HAVE
A HUGE ROCK STICKING UP OUT OF THE GROUND, FORMER DRIVE ALSO PLACED
SHED IN CURRENT LOCATION. D.P.W. SAID OK TO LOCATE IT THERE

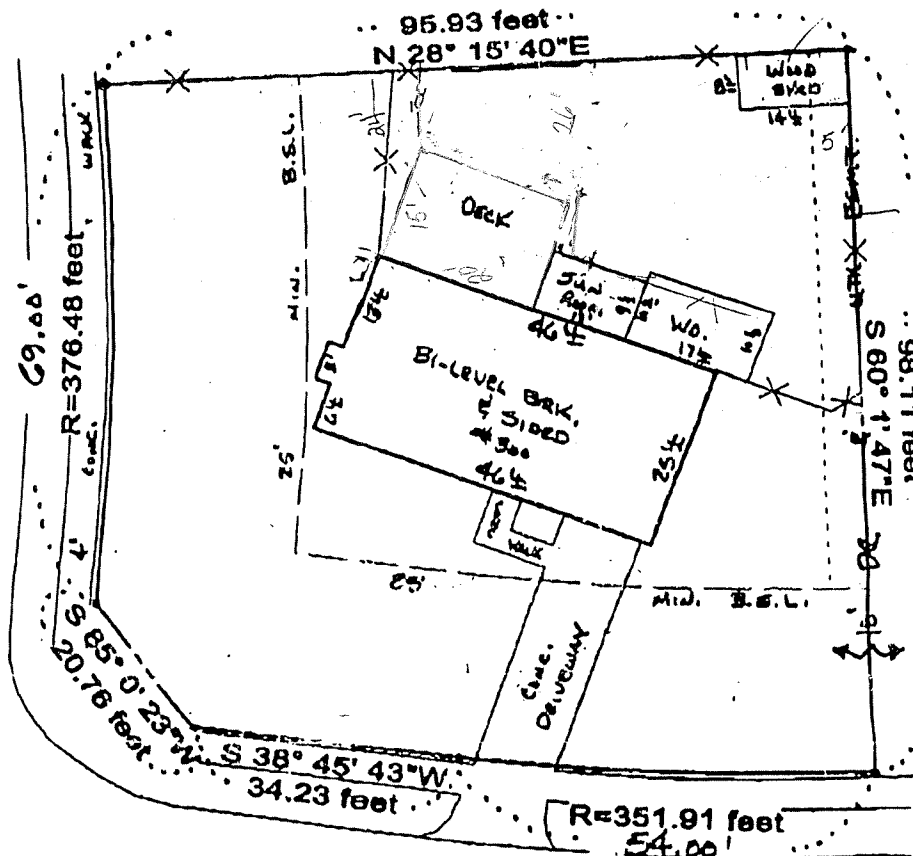
If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

HOPKINS ENGINEERING

3410 WALNUT ROAD • ABERDEEN, MARYLAND 21001
PHONE 410-879-5354 • FAX 410-893-5185



WHITNEY LANE
(50' R/W)



BRIGHT OAKS DR.
(60' R/W)



NOTE:

CERTAIN SURFACE FEATURES CAN NOT BE DEPICTED
ACCURATELY HEREON DUE TO SNOW COVER.

LOCATION DRAWING

ADDRESS: 900 BRIGHT OAKS DRIVE, HARFORD COUNTY, MD. 21015
DEED REF: 2844/231 PLAT REF: 27/21 SUBDIVISION: PLAT ONE - 2844
LOT: 27 BLOCK: SECTION: 2 FLOOD ZONE: SCALE: 1"=20'

- 1) THIS DRAWING IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH TRANSFER OR FINANCING OF PROPERTY AND HAS BEEN PREPARED FOR TITLE PURPOSES ONLY, WITHOUT THE BENEFIT OF A TITLE RE. ORT.
- 2) THIS DRAWING IS NOT THE PRODUCT OF A BOUNDARY SURVEY AND THEREFORE IS NOT TO BE RELIED UPON FOR THE LOCATION OF FENCES, GARAGES, DRIVES, SIDEWALKS, BUILDING OR OTHER EXISTING OR FUTURE IMPROVEMENTS, RELATIVE TO PROPERTY BOUNDARIES.
- 3) THE DRAWING DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING.
- 4) ALL BUILDING STRUCTURES AND OTHER IMPROVEMENTS SHOWN HEREON ARE IN APPROXIMATE RELATION TO THE APPARENT BOUNDARY LINES.
- 5) THE OFFSET DIMENSIONS TO THE APPARENT PROPERTY LINES SHOWN HEREON REFLECT AN ACCURACY OF: 2"

MEMORANDUM

TO TOMMIE HOUCK
PRZ

FROM CHERYL BANGAN
DPH ENGINEERING

DATE 5-14-03

SUBJECT 300 BRIGHT OAKS DR. - SHED IN EASEMENT

MESSAGE

THERE ARE NO UTILITIES IN THE EASEMENT. A SITE VISIT REVEALED THAT THE LOCATION OF THE SHED DOES NOT APPEAR TO INTERFERE WITH DRAINAGE IN THE AREA. THEREFORE, WE DO NOT OBJECT TO ALLOWING THE SHED TO REMAIN IN THE EASEMENT SUBJECT TO THE FOLLOWING CONDITIONS: THE SHED MUST NOT BE PLACED ON A PERMANENT FOUNDATION AND IF ~~IT~~ IT IS DETERMINED IN THE FUTURE THAT THE SHED IS CONTRIBUTING TO A DRAINAGE PROBLEM, IT MUST BE RELOCATED OUT OF THE EASEMENT AT THE OWNERS EXPENSE

PLEASE REPLY BY _____

Adams
9042

NO REPLY NECESSARY

MEMORANDUM